



Staffordshire County Council
Town and Country Planning Act 1990
Development Management Procedure Order 2015

To: Staffordshire Moorlands
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

Application Type: FULL

Applicant:

Mr & Mrs Cotton WRAGG HALL FARM, Wragg Hall Farm,
Biddulph Park Road, STOKE-ON-TRENT, ST8 7SJ

Officer: David Plant

Our Reference: SMD20250420

District Reference: SMD/2025/0420

Date Received: 24-Sep-2025

Date Responded: 13-Oct-2025

Particulars of Development:

Demolition of agricultural building and formation of a new vehicular access and driveway to serve the new dwelling permitted under application reference SMD/2023/0212

Location of Development:

Wragg Hall Farm, Biddulph Park Road, Staffordshire, Biddulph, ST8 7SJ

Recommendation Summary: Refusal

Site Visit Conducted on: 08-Oct-2025

1. Proposed development fails to provide adequate visibility.
2. Conflicting information.

REASON

In conflict with NPPF paragraph 115, 116; in conflict with SMDC Local Plan Policy DC1; contrary to the interests of highway safety.

IMPORTANT INFORMATIVE TO BE INCLUDED ON DECISION NOTICE

This recommendation of refusal will not prejudice consideration of a further application at a later date when:

- visibility splay to current standards;
- access of adequate width to allow two vehicles to pass;
- permanent closure of the existing substandard access;

are included in the application

NOTES TO PLANNING OFFICER

Application is to provide a second access to Wragg Hall Farm ostensibly for the use of the dwelling approved under SMD/2023/0212.

Under SMD/2023/0212 an improvement to visibility at the existing access was secured. This was not to full current standards but was accepted as it was the maximum achievable and a betterment over the existing access which was in use anyway.

This current access proposal has been submitted using the compromise visibility splay as the basis for the proposal. Visibility splay for a new access onto a 60mph speed limit road is 2.4m x 200m. There is no mechanism apparent that would prevent other uses of the wider site from using the proposed access. While this proposal is an improvement on the previous improvement, this would result in two substandard accesses to a single site which would not be in the interests of highway safety. The original access would still require improvement under SMD/2023/0485. The visibility splay to the north, secured for the existing access under SMD/2023/0212 and 0485 is not within the red or blue line of this application.

Overall site appears to comprise the original farmhouse and farm buildings, barn conversion approved under 0485 and dwelling approved under 0212.

Planning Statement, under Highway Safety states: The current access is not wide enough for two cars to pass, so in this scenario, a vehicle may be required to wait partially on the highway to allow a car to leave the access first. This is a very real and existing risk.....'. However, the proposed access has a 2m x 2m splay which is not adequate to accommodate two vehicles. The access is not dimensioned but scales at approx 5m between the dry stone walls. This is inadequate usable width to allow two vehicles to pass. While two accesses would reduce this possibility, it appears an extreme solution to an infrequent scenario.

Planning Statement argues that the access is necessary to avoid vehicles associated with the proposed dwelling (0212) passing by the existing farmhouse. Again, this seems an extreme solution to an infrequent occurrence of a debatable issue.

Nonetheless, the proposed location of the proposed access is optimal for visibility. The access could be widened to provide usable 5m width (set walls back further). Visibility splay of 2.4m x 200m can be provided to the south west. Visibility splay of 2.4m x 160m can be provided to the north east if the splay required under SMD/2023/0212 and SMD/2023/0485 can be provided. The safety of the site would benefit from all access via the proposed access with the existing access being permanently closed.

Assistant Director, Highways and the Built County
On behalf of the County Council as
Highway Authority